Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	12/46-48 Victoria Road, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$440,000	&	\$480,000

Median sale price

Median price	\$584,000	Pro	perty Type	Unit		Suburb	Hawthorn East
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/20 Denmark Hill Rd HAWTHORN EAST 3123	\$455,000	14/06/2025
2	9/127 Riversdale Rd HAWTHORN 3122	\$430,000	10/06/2025
3	22/9 Lisson Gr HAWTHORN 3122	\$485,000	21/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/07/2025 11:28











Property Type: Apartment **Agent Comments**

Indicative Selling Price \$440,000 - \$480,000 **Median Unit Price** June quarter 2025: \$584,000

Comparable Properties



2/20 Denmark Hill Rd HAWTHORN EAST 3123 (REI)





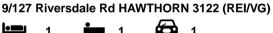
Price: \$455,000 Method: Auction Sale Date: 14/06/2025

Property Type: Apartment









Price: \$430,000 Method: Private Sale Date: 10/06/2025

Property Type: Apartment

Agent Comments

Agent Comments



22/9 Lisson Gr HAWTHORN 3122 (REI/VG)





Agent Comments

Price: \$485,000 Method: Private Sale Date: 21/03/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



